

IN RE: PETITION FOR ZONING VARIANCE
E/S Old Sulphur Spring Rd. N/S
Sulphur Spring Rd. (Relocated)
1407, 1413, and 1415 Sulphur
Spring Road
13th Election District
1st Councilmanic District
Legal Owners: Raymond F. Witmer
et ux & Walter A. Davis Jr., et al.
Contract Purchaser:
McDonald's Corporation
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE #90-478-A

ORDER OF DISMISSAL

The Petitioner herein requested a Petition for a Zoning Variance from
Section 409.6 to permit 42 parking spaces in lieu of the required 54 spaces
and from Section 413.2f to permit 3 signs having 180 total square feet in
lieu of 100 square feet; and Section 409.4 to permit direct access parking
on a vehicular travelway.

WHEREAS, the Petitioner requested a postponement of the original sched-
uled hearing date of June 12, 1990 and the Zoning Commissioner granted a
continuance of 60 days; and,

WHEREAS, THE Petitioner has not requested the matter to be reset since
that time. Therefore, due to lack of prosecution of the matter, the case
is dismissed without prejudice.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore Coun-
ty, this 23rd day of August, 1990 that the Petition for Zoning Vari-
ance, in the above captioned matter, be and the same is hereby DISMISSED
without prejudice.

J. Robert Haines
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmn
cc: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-9383
J. Robert Haines
Zoning Commissioner

August 22, 1990

Dennis F. Rasmussen
County Executive

E. Harrison Stone, Esquire
Suite 600, 102 West Pennsylvania Avenue
Townson, Maryland 21204

RE: Petition Zoning Variance
Legal Owners: Walter A. Davis, Jr., et al
Contract Purchaser: McDonald's Corporation
Case #90-478-A

Dear Mr. Stone:

Attached hereto is an Order of Dismissal regarding the above
captioned matter.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mmn
att: Peoples Counsel
cc: Walter A. Davis, Jr.
cc: Thomas Mueller
cc: Joseph Smiley, McDonald's Corp.

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-478-A 349

The undersigned, legal owner(s) of the property situate in Baltimore County and which is
described in the description and plat attached hereto and made a part hereof, hereby petition for a
Variance from Section 409.6 to permit 42 parking spaces in lieu of the
required 54 spaces and from Section 413.2f to permit 3 signs having 180 total
square feet in lieu of 100 square feet; and Section 409.4 to permit direct
access parking on a vehicular travelway.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (Indicate hardship or practical difficulty)

1. Strict compliance with current parking regulations would unreasonably prevent
use of property for a permitted purpose and would be unnecessarily burdensome.
2. Relief can be granted in such fashion that the spirit of the regulation will
be observed and public safety and welfare are observed
3. Additional signage needed in order to make presence known to public.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this
petition, and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Property described herein is
"Parcel B." See attached Plat.

I/We do solemnly declare and affirm,
under the penalties of perjury, that I/we
are the legal owner(s) of the property
which is the subject of this Petition.

Contract Purchaser:

McDonald's Corporation
(Type or Print Name)
Signature: Joseph Smiley, Assistant
General Manager
8800 Stanford Boulevard
Columbia, Maryland 21045
City and State

Legal Owner(s):
Walter A. Davis Jr.
(Type or Print Name)
Signature: Richard S. Davis
(Type or Print Name)

Attorney for Petitioner:

E. Harrison Stone, Esquire
(Type or Print Name)
Signature: E. Harrison Stone
527 Pointfield Drive
Address
Millersville, Maryland 21108
City and State

527 Pointfield Drive
Address
Phone No.
Millersville, Maryland 21108
City and State
Name, address and phone number of legal owner, con-
tract purchaser or representative to be contacted
Thomas Mueller
Name
828 Dulaney Valley Rd., Towson, MD 21204
Address
Phone No. 321-1923

Attorney's Telephone No.: (301) 823-1800

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day
of April, 1990, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore
County, on the 12th day of June, 1990, at 11:30 o'clock
A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
1990 JUN 12 11:30 AM

THE RBA GROUP
ENGINEERS • ARCHITECTS • PLANNERS
PARCEL A 0.655 ACRES

90-478-A

BEGINNING for the same at a point on the southeastermost right-of-way line of the original
Sulphur Spring Road, a 50 foot wide right-of-way, as shown on Baltimore County Department of Public
Works right-of-way agreement plan recorded among the Land Records of Baltimore County, Maryland
at Liber E.H.K., Jr. 5375, Folio 51, thence running with a portion of said right-of-way line, as now
surveyed

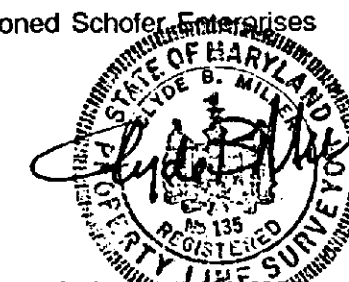
1. North 49 degrees 37 minutes 36 seconds East, 181.65 feet to a point, said point being
on the second or South 41 degrees 32 minutes 49 seconds East, 104.47 foot line of a
parcel of land described in a deed dated October 20, 1972, conveyed by The Schofer
Enterprises Company, Inc. and Richard N. and Mary L. Kershner, to Raymond F. and
Louise A. Witmer and recorded among the aforesaid Land Records in Liber 5320, Folio
268, thence leaving said right-of-way line and running with a portion of said second line
to its end, and with all of the third thru the fifth lines of the said Schofer Enterprises
Company, Inc. et. al. to Witmer deed the following four courses and distances, as now
surveyed
2. South 40 degrees 22 minutes 24 seconds East, 78.13 feet to a point thence
3. South 38 degrees 27 minutes 47 seconds East, 23.74 feet to a point thence
4. South 41 degrees 20 minutes 30 seconds East, 21.43 feet to a point thence
5. South 37 degrees 58 minutes 20 seconds East, 18.50 feet to a point, said point being
on the northernmost right-of-way line of relocated Sulphur Spring Road as shown on
State Roads Commission of Maryland Right-of-Way Plat No. 6530, said point also being
the beginning of the sixth line of the aforesaid Schofer Enterprises Co., Inc. et. al. to
Witmer deed thence running with said right-of-way line, and with said sixth line and
the seventh line of said deed the following two courses and distances, as now surveyed
6. with a curve to the right, having a radius of 1,014.74 feet and an arc length of 242.74
feet, subtended by a chord bearing South 63 degrees 38 minutes 19 seconds West,
242.16 feet to a point thence
7. with a curve to the right, having a radius of 35.00 feet and an arc length of 72.59 feet,
subtended by a chord bearing North 50 degrees 05 minutes 32 seconds West, 60.26
feet to a point, said point being on the aforementioned southeastermost right-of-way
line of the original Sulphur Spring Road thence running with said right-of-way line
8. with a curve to the right, having a radius of 100.00 feet and an arc length of 70.34 feet,
subtended by a chord bearing North 29 degrees 28 minutes 31 seconds East, 68.90
feet to the place of beginning containing 28,517.73 square feet or 0.655 acres of land
more or less.

Being part of the same parcel of land conveyed by the aforementioned Schofer Enterprises
Company, Inc. et. al. to Raymond F. Witmer et. ux. deed.

26 February 1990

A 9177-3 Des

5560 STERRETT PLACE, SUITE 300, COLUMBIA, MD 21044 (301) 730-7950 • WASHINGTON (202) 621-6050
Morristown, NJ • New York, NY • Columbia, MD • Atlanta, GA • Baton Rouge, LA • Phoenix, AZ • Dallas, TX



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 13th Date of Posting: May 21-90
Posted for: Variance
Petitioner: Joseph Smiley, Assistant General Manager
Location of Property: E/S of Old Sulphur Spring Road, at N/S of Sulphur
Spring Road (Relocated) 1407, 1413 & 1415 Sulphur Spring Road
Location of Sign: Intersection of said property at the intersection
of Old Sulphur Spring Road & Relocated Sulphur Spring Road
Remarks:
Posted by: J. Robert Haines Date of return: May 25-90
Number of Signs: 1

receipt
Baltimore County
Zoning Commissioner
County Office Building
211 West Chesapeake Avenue
Townson, Maryland 21204
Account: R 001-8150
Check #
No. 2031
7/05/90 H9000349
PUBLIC HEARING FEES
ZONING VARIANCE (OTHER)
TOTAL \$175.00
LAST NAME OF OWNER: DAVIS/WITMER
8 118 ***** (7500) 4066
Please make checks payable to Baltimore County

THE RBA GROUP
ENGINEERS • ARCHITECTS • PLANNERS

90-478-A

PARCEL B 0.296 ACRES

BEGINNING for the same at a point on the northernmost right-of-way line of relocated Sulphur
Spring Road as shown on State Roads Commission of Maryland Right-of-Way Plat No. 6530, said point
also being on the fourth or southwesterly 241.67 foot line of a parcel of land described in a deed dated
September 25, 1988, conveyed by Julian S. and June Brewer to Walter A. Jr. and Richard S. Davis and
recorded among the Land Records of Baltimore County, Maryland in Liber 7382, Folio 750 thence
leaving said right-of-way line and running with a portion of said fourth line to its end, as now surveyed

1. North 37 degrees 58 minutes 20 seconds West, 18.50 feet to a point thence
2. North 41 degrees 20 minutes 30 seconds West, 21.43 feet to a point thence
3. North 38 degrees 27 minutes 47 seconds West, 23.74 feet to a point thence
4. North 40 degrees 22 minutes 24 seconds West, 103.13 feet to a point, said point being
in the original Sulphur Spring Road, said point also being at the beginning of the first
line of the aforesaid Brewer to Davis deed thence running with said road and with said
first line, as now surveyed
5. North 49 degrees 37 minutes 36 seconds East, 75.00 feet to a point, said point being
at the beginning of the second line of the aforesaid Brewer to Davis deed thence leaving
said road and running with a portion of said second line as now surveyed
6. South 40 degrees 22 minutes 24 seconds East, 176.34 feet to a point, said point being
on the aforementioned northernmost right-of-way line of relocated Sulphur Spring Road
thence running with a portion of said right-of-way line as now surveyed
7. South 56 degrees 47 minutes 09 seconds West, 76.80 feet to the place of beginning
containing 12,909.78 square feet or 0.296 acres of land more or less.

Being part of the same parcel of land conveyed by the aforementioned Brewer to Davis deed.

16 February 1990



A 9177-2 Des.

5560 STERRETT PLACE, SUITE 300, COLUMBIA, MD 21044 (301) 730-7950 • WASHINGTON (202) 621-6050
Morristown, NJ • New York, NY • Columbia, MD • Atlanta, GA • Baton Rouge, LA • Phoenix, AZ • Dallas, TX

THE RBA GROUP
ENGINEERS • ARCHITECTS • PLANNERS

LAND TO BE CONVEYED TO MCDONALD'S CORPORATION
0.951 ACRES

90-478-A

BEGINNING for the same at a point on the southeastermost right-of-way line of the original
Sulphur Spring Road, a 50 foot wide right-of-way, as shown on Baltimore County Department of Public
Works right-of-way agreement plan recorded among the Land Records of Baltimore County, Maryland
at Liber E.H.K., Jr. 5375, Folio 51, thence running with a portion of said right-of-way line, as now
surveyed

1. North 49 degrees 37 minutes 36 seconds East, 181.65 feet to a point, said point being
on the second or South 41 degrees 32 minutes 49 seconds East, 104.47 foot line of a
parcel of land described in a deed dated October 20, 1972, conveyed by The Schofer
Enterprises Company, Inc. and Richard N. and Mary L. Kershner, to Raymond F. and
Louise A. Witmer and recorded among the aforesaid Land Records in Liber 5320, Folio
268, said point also being on the fourth or southwesterly 241.67 foot line of a parcel of
land described in a deed dated September 25, 1988, conveyed by Julian S. and June
Brewer to Walter A. Jr. and Richard S. Davis and recorded among the aforesaid Land
Records in Liber 7382, Folio 750, thence leaving said right-of-way line and running
reversely with a portion of said second line and with a portion of said fourth line as now
surveyed
2. North 40 degrees 22 minutes 24 seconds West 25.00 feet to a point, said point being
in the original Sulphur Spring Road, said point also being at the beginning of the first
line of the aforesaid Brewer to Davis deed thence running with said road and with said
first line as now surveyed
3. North 49 degrees 37 minutes 36 seconds East, 75.00 feet to a point, said point being
at the beginning of the second line of the aforesaid Brewer to Davis deed thence leaving
said road and running with a portion of said second line as now surveyed
4. South 40 degrees 22 minutes 24 seconds East, 176.34 feet to a point, said point being
on the northernmost right-of-way line of relocated Sulphur Spring Road as shown on
State Roads Commission of Maryland Right-of-Way Plat No. 6530 and No. 6529 thence
running with a portion of said right-of-way line as now surveyed
5. South 56 degrees 47 minutes 09 seconds West, 76.80 feet to a point, said point being
at the beginning of the sixth line of the aforesaid Schofer Enterprises Co., Inc. et. al. to
Witmer deed thence running with said sixth line and with the seventh line of said deed
and continuing to run with said right-of-way line the following two courses and distances
as now surveyed
6. with a curve to the right, having a radius of 1,014.74 feet and an arc length of 242.74
feet, subtended by a chord bearing South 63 degrees 38 minutes 19 seconds West,
242.16 feet to a point thence
7. with a curve to the right, having a radius of 35.00 feet and an arc length of 72.59 feet,
subtended by a chord bearing North 50 degrees 05 minutes 32 seconds West, 60.26
feet to a point, said point being on the aforementioned southeastermost right-of-way
line of the original Sulphur Spring Road thence running with a portion of said right-of-
way line

5560 STERRETT PLACE, SUITE 300, COLUMBIA, MD 21044 (301) 730-7950 • WASHINGTON (202) 621-6050
Morristown, NJ • New York, NY • Columbia, MD • Atlanta, GA • Baton Rouge, LA • Phoenix, AZ • Dallas, TX

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Petition for Zoning Variance, Case No. 90-478-A, at the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, on Tuesday, June 12, 1990 at 11:30 a.m.

Petition for Zoning Variance
Case number: 90-478-A
E/S Old Sulphur Spring Road at N/S of Sulphur Spring Road (Relocated) at 1407, 1413, and 1415 Sulphur Spring Road - 1st Councilmanic Legal Owner(s): Raymond F. Witmer, et ux and Walter A. Davis, Jr., et al
Lessee/Contract Purchaser: McDonald's Corporation
J. Robert Haines
Zoning Commissioner
CJ5/254 May 17.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 17, 1990.

CATONSVILLE TIMES

S. Zabe Orlean
Publisher

PG 104583

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001 6150
Number

receipt
No 3314

Date

8/29/90

M9100167

PUB'IC HEARING FEES QTY PRICE
000 -POSTING SIGNS / ADVERTISING 1 X \$104.68

TOTAL: \$104.68

LAST NAME OF OWNER: DAVIS/WITMER

04040005MICMRC \$104.68

EA 0002123PMD8-29-90
Please make checks payable to: Baltimore CountyEXT BUSINESS DAY

Cashier Validation:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 5-30-90

McDonald Corporation
Columbia Corporate Park
8850 Stanford Boulevard
Columbia, Maryland 21045

ATTN: JOSEPH SMILEY

Re: Petition for Zoning Variance

CASE NUMBER: 90-478-A
E/S Old Sulphur Spring Road at N/S of Sulphur Spring Road (Relocated)
1407, 1413, and 1415 Sulphur Spring Road
13th Election District - 1st Councilmanic
Legal Owner(s): Raymond F. Witmer, et ux and Walter A. Davis, Jr., et al
Lessee/Contract Purchaser: McDonald's Corporation
HEARING: TUESDAY, JUNE 12, 1990 at 11:30 a.m.

Gentlemen:

Please be advised that \$ 104.68 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: E. Harrison Stone, Esq.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 17, 1990.

THE JEFFERSONIAN,

S. Zabe Orlean
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Petition for Zoning Variance, Case No. 90-478-A, at the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, on Tuesday, June 12, 1990 at 11:30 a.m.

Petition for Zoning Variance
Case number: 90-478-A
E/S Old Sulphur Spring Road at N/S of Sulphur Spring Road (Relocated) at 1407, 1413, and 1415 Sulphur Spring Road - 1st Councilmanic Legal Owner(s): Raymond F. Witmer, et ux and Walter A. Davis, Jr., et al
Lessee/Contract Purchaser: McDonald's Corporation
J. Robert Haines
Zoning Commissioner
CJ5/254 May 17.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 31, 1990

E. Harrison Stone, Esquire
Suite 600, 102 W. Pennsylvania Avenue
Towson, MD 21204



RE: Item No. 349, Case No. 90-478-A
Petitioner: Raymon F. Witmer, et ux
Petition for Zoning Variance

Dear Mr. Stone:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Raymond F. Witmer
Mr. Joseph Smiley

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
25th day of April, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Raymond F. Witmer, et ux

Petitioner's Attorney: E. Harrison Stone

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: May 14, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Raymond F. Witmer, et ux; Walter A. Davis, et al, Item 349
Zoning Petition No. 90-478-A

The Petitioners request Variances to sign area and business parking requirements in order to construct a McDonald's restaurant on the site.

In reference to this request, staff offers the following comments:

- A CRG meeting or waiver is required for the proposed use.
- The site is in a highly visible location in the commercial core of Arbutus. The siting of the building further enhances its visibility. (See accompanying photographs) The architectural design of the McDonald's restaurants is unique to that corporation. The roof pitch and treatment, the colors and the wall signs provide ample visual attraction to the business.
- McDonald's has a smaller free-standing sign, the 70-25 Road Sign, which contains 25 sq. ft. per side and a Drive-Thru Appendage, which contains 5.5 sq. ft. per side. (See attached specifications) These signs have been used on other sites in the County. The total sign area, when added to the 40 sq. ft. menu board, is 101 sq. ft.

An approved landscape plan is required prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 1, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified by case in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance

CASE NUMBER: 90-478-A
E/S Old Sulphur Spring Road at N/S of Sulphur Spring Road (Relocated)
1407, 1413, and 1415 Sulphur Spring Road
13th Election District - 1st Councilmanic
Legal Owner(s): Raymond F. Witmer, et ux and Walter A. Davis, Jr., et al
Lessee/Contract Purchaser: McDonald's Corporation
HEARING: TUESDAY, JUNE 12, 1990 at 11:30 a.m.

Variance: To permit 42 parking spaces in lieu of the required 54 spaces AND to permit 3 signs having 100 total sq. ft. in lieu of 100 sq. ft., AND to permit direct access parking on a vehicular travelway.

In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Raymond F. Witmer, et ux
Walter A. Davis, Jr., et ux
McDonald's Corporation
E. Harrison Stone, Esq.
Thomas Mueller

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

May 24, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 338, 343, 344, 345, 346, 347, 348, 349 and 350.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lvw

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 587-3810
Ted Zaleski, Jr.
Director

APRIL 13, 1990



Dennis P. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: WALTER A. DAVIS, JR.;
RICHARD S. DAVIS; RAYMOND
F. WITMER

Location: E/S OLD SULFER SPRING ROAD

Item No.: 349 Zoning Agenda: APRIL 24, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *W.F. Davis, Jr.* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

APR 13 1990

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 14, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for April 24, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 338, 343, 346, 348 and 350.

For Item 347, the previous County Review Group Comments still apply.

For Items 344 and 349, a County Review Group Meeting is required.

For Item 345, Windsor Mill Road shall be improved as a 40-foot paving section on a 60-foot right-of-way. Five (5) foot widening is required.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

4/13/90
Date

APR 30 1990

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item 349, Zoning Advisory Committee Meeting of April 24, 1990

Property Owner: *Walter A. Davis, Jr., Richard S. Davis, Raymond F. Witmer et al*

Location: *E/S Old Sulfer Spring Rd at W/S Sulfer Spring Rd* District: *13*

Water Supply: *metro* Sewage Disposal: *metro*

COMMENTS ARE AS FOLLOWS:

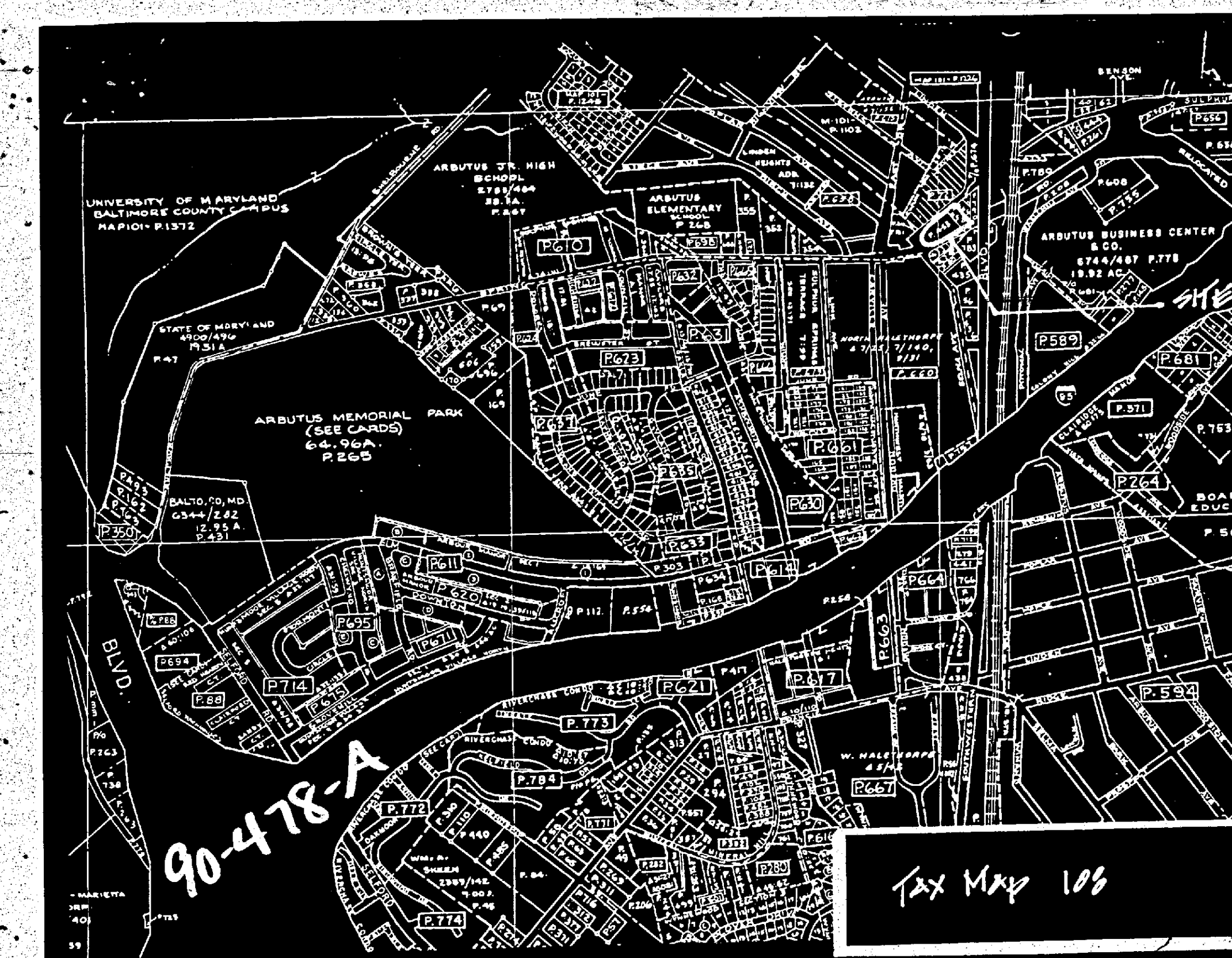
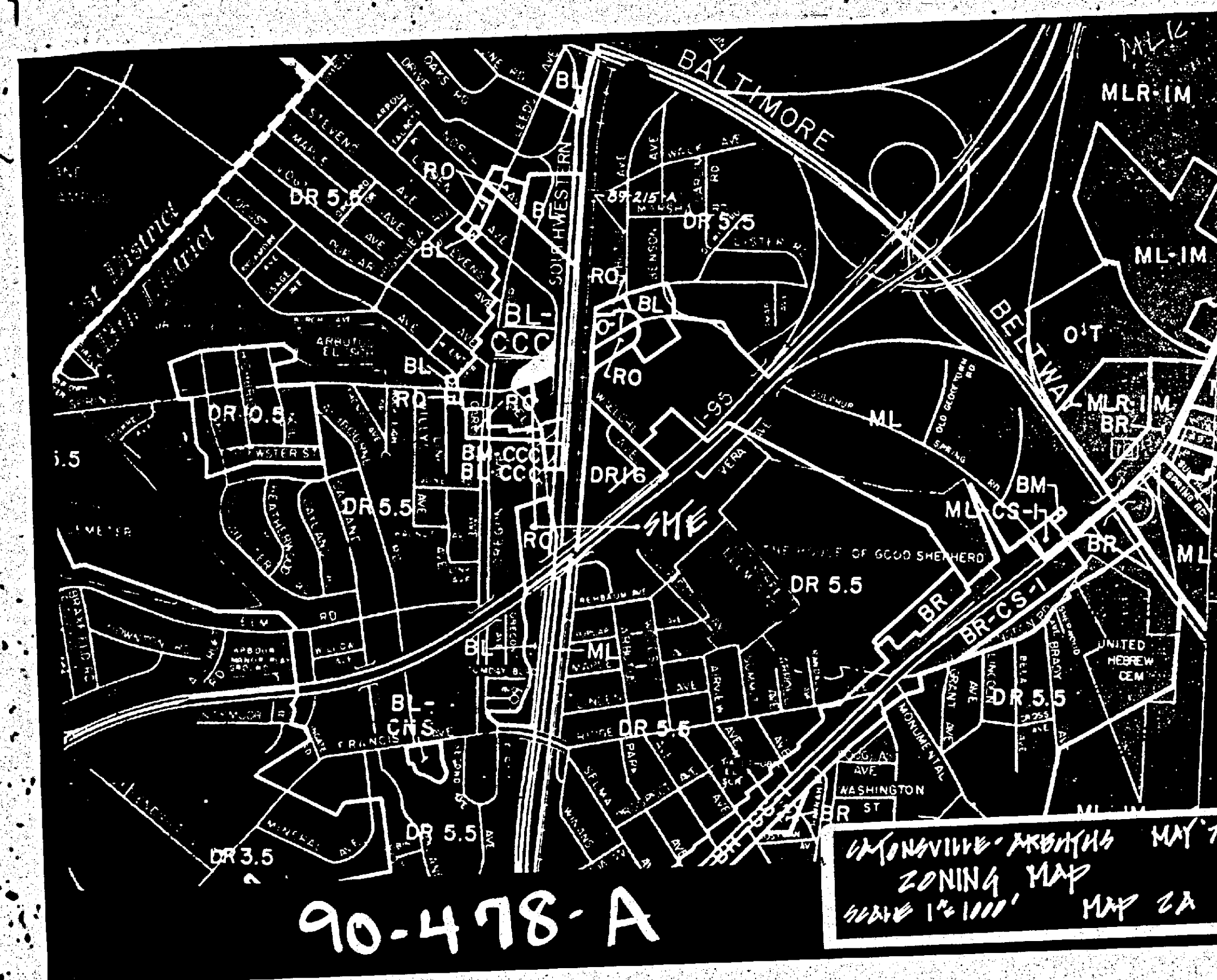
- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chiller/construction which has a total cooling surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewage facilities or other appliances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____ must be _____ conducted.
 - () The results are valid until _____
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3900.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

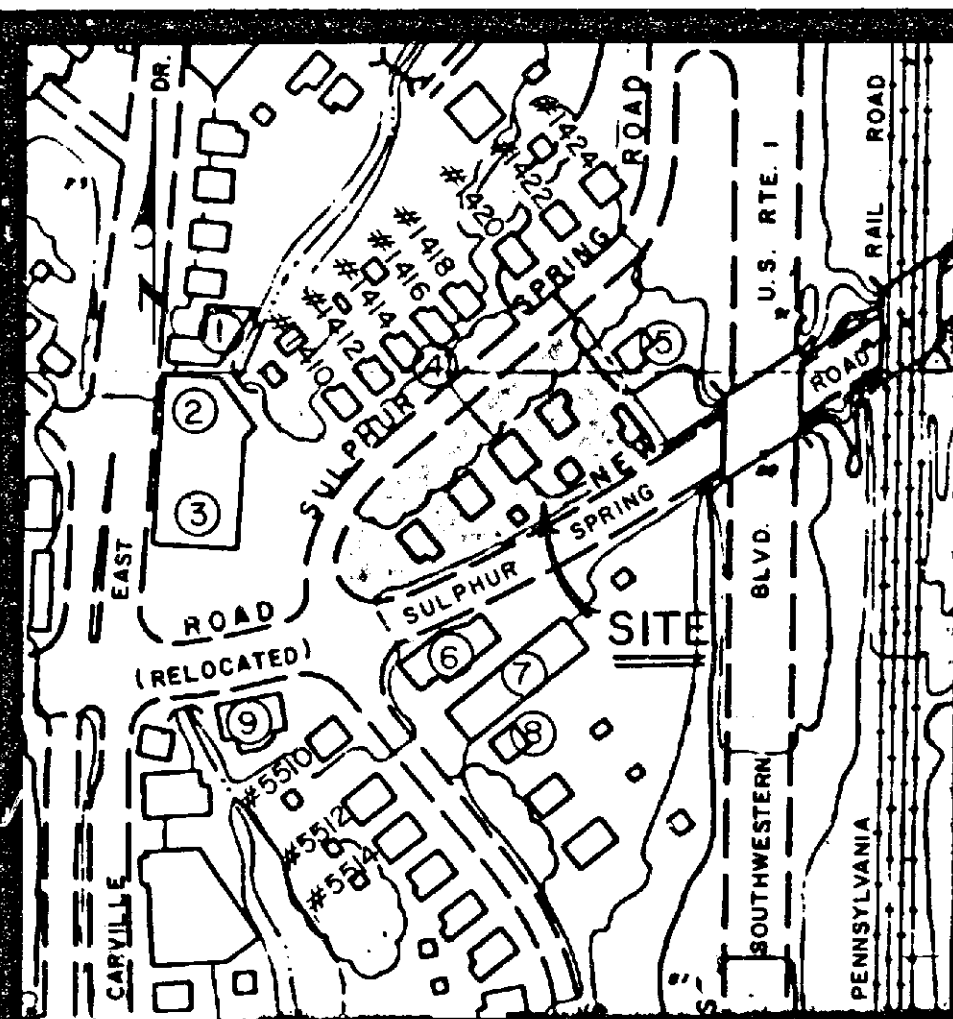
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APR 24 1990

SUPERVISOR OF
ASSESSMENTS

Marshall
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT





LOCATION PLAN
SCALE: 1" = 200'

SHOWING BUILDINGS WITHIN 200' OF PROPERTY LINES

1. ARBUTUS TV. ELECTRONIC SERVICE & SALES (COMMERCIAL)
2. ARBUTUS HOME CENTER (COMMERCIAL)
3. METRO AUTO PARTS (COMMERCIAL)
4. TEAM. TEMPORARY EMPLOYMENT AGENCY (COMMERCIAL)
5. PEACHTREE CUSTOM REMODELING PROFESSIONAL PLUMBING AND HEATING (COMMERCIAL)
6. JOANNE'S BEAUTY SALON AND CENTER COURT (COMMERCIAL)
7. SANITARY SUPER MART (COMMERCIAL)
8. BARBER SHOP (COMMERCIAL)
9. SULPHUR SPRING INN & SPIRITS (COMMERCIAL)
10. HOUSE NUMBERS SHOWN FOR RESIDENTIAL USE

PROPOSED SAFETY BOLLARDS

PROPOSED DECIDUOUS STREET TREE PLANTING 20' O.C., 2 1/2" - 3" CAL., 12'-14' HT. B & B

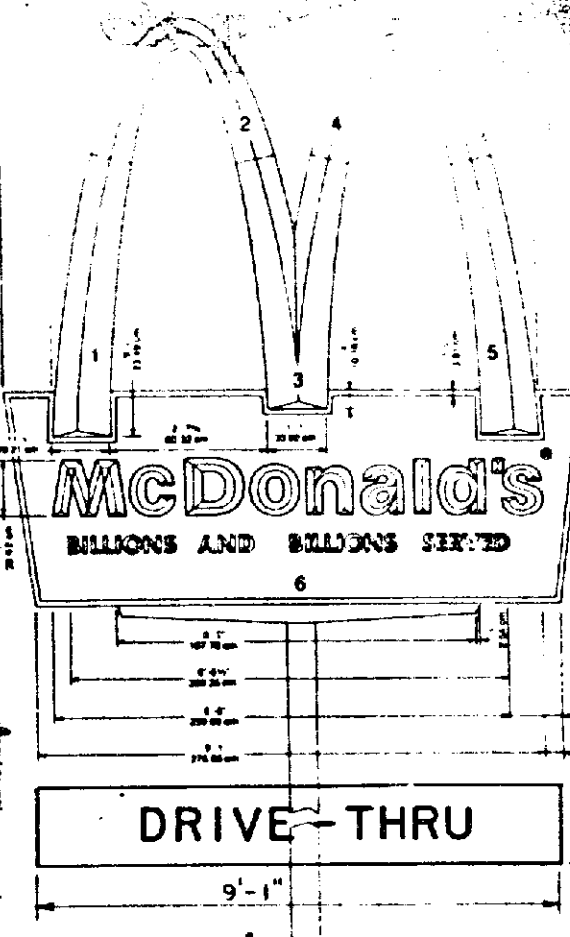
PROPOSED EVERGREEN SCREEN 6'-7' HT. B & B

PROPOSED CONCRETE PAVING

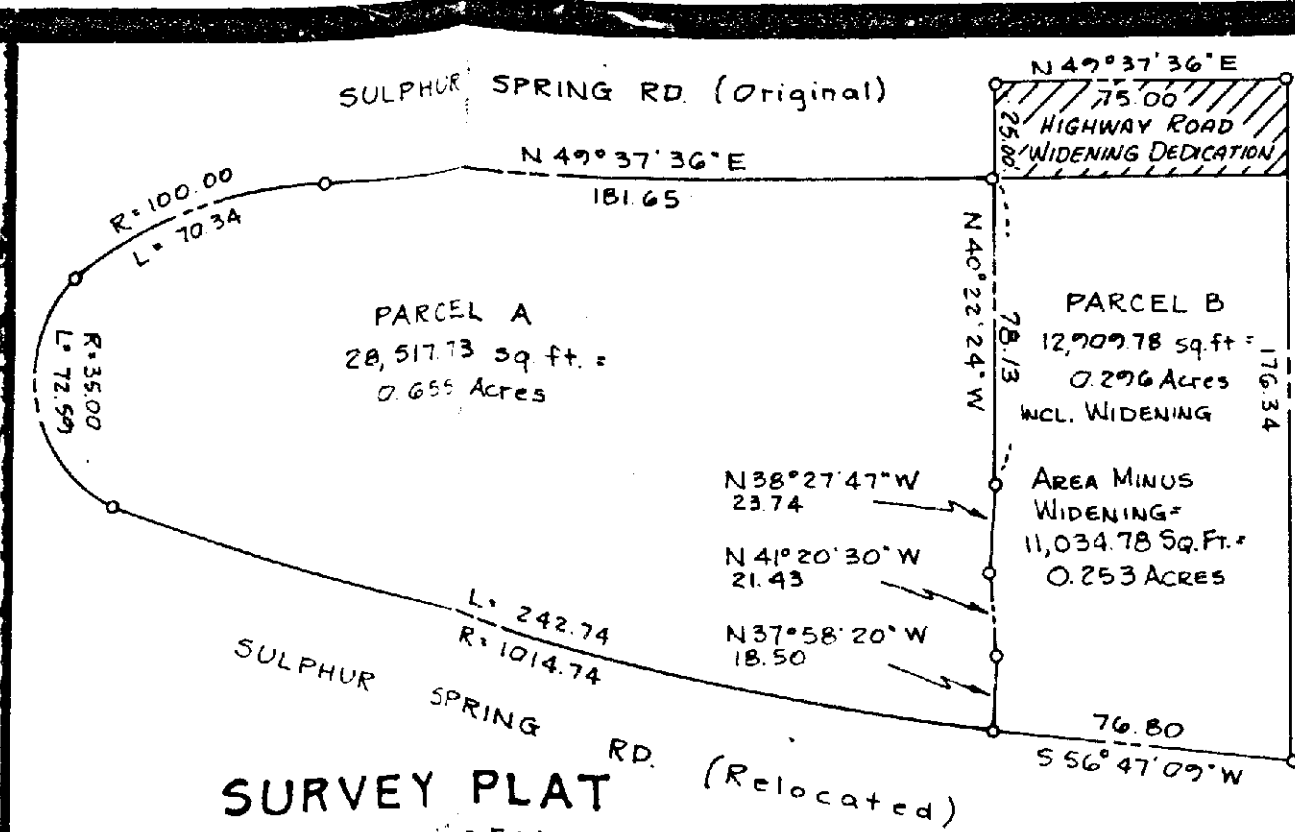
PROPOSED 5'x7' MENU BOARD

EXISTING FIRE HYDRANT LOCATION

PROPOSED 70-50 ROAD SIGN



54.50 S.F. x 2 SIDES x 1 QUA. = 109 S.F.
70-50 I.D. ROAD SIGN
N.T.S.



SURVEY PLAT
Scale: 1" = 50'

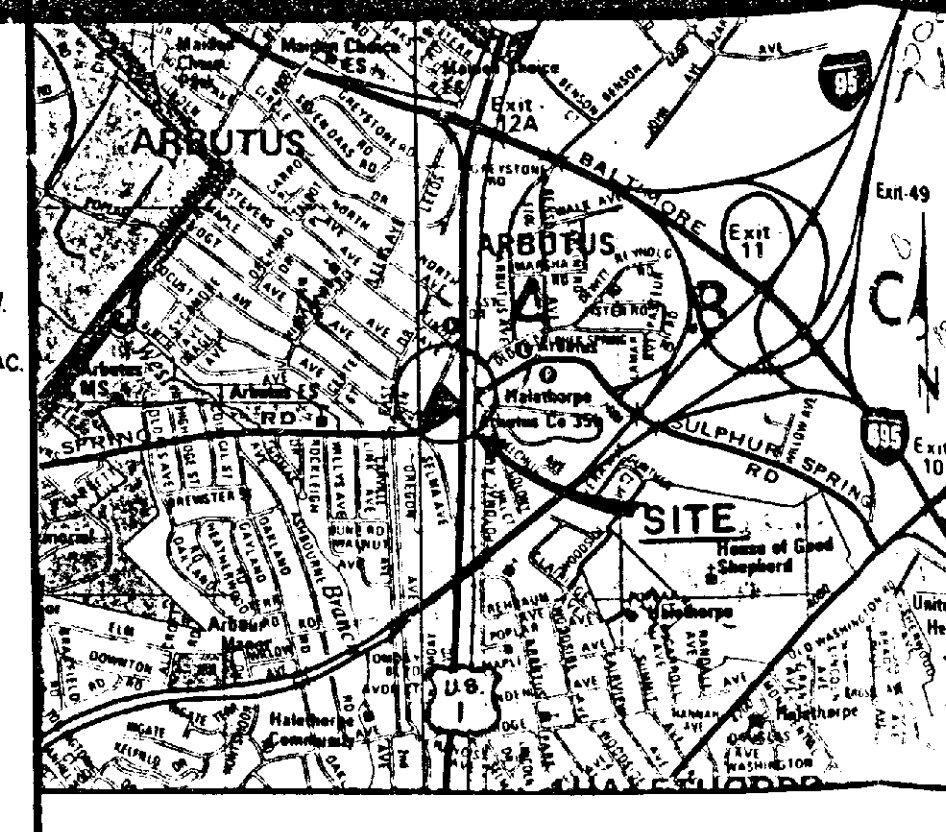
SITE AREA CALCULATIONS:

PARCEL A

- 0.655 ACRES BEING PART OF THE ENTIRE TRACT OF 0.951 ACRES.
- PRESENT OWNER RAYMOND F. WITMER TO BE CONVEYED TO McDONALD'S CORPORATION.
- GROSS ACRES 30' FROM R.O.W. LINE = 1.077 ACRES
- NET ACRES = 0.655 AC.
- LOT TO BE LEASED BY McDONALD'S CORPORATION.

PARCEL B

- 0.296 ACRES BEING PART OF THE ENTIRE TRACT OF 0.951 ACRES.
- PRESENT OWNER WALTER A. DAVIS, JR. TO BE CONVEYED TO McDONALD'S CORPORATION.
- GROSS ACRES 30' FROM R.O.W. LINE = 0.359 ACRES
- NET ACRES = 0.253 AC.
- LOT TO BE PURCHASED BY McDONALD'S CORPORATION.
- LAND TO BE CONVEYED TO BALTIMORE COUNTY FOR HIGHWAY ROAD WIDENING = 0.043 ACRES



VICINITY MAP

SCALE: 1" = 1,000' ±

SHOWING PARCEL IN QUESTION, STREETS, LANDMARKS

PROPOSED DIRECTIONAL SIGNAGE

PROPOSED BITUMINOUS ASPHALT PAVING

NOTE: THIS PLAN IS NOT INTENDED TO BE USED FOR ACCURATE TOPOGRAPHIC AND DETAIL INFORMATION OF EXISTING FEATURES. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY BY THE RBA GROUP FOR TOPO AND DETAIL INFORMATION.

NOTES

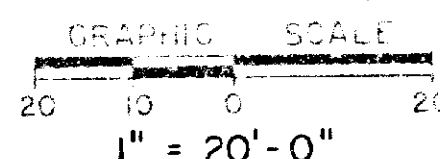
- THIS PLAN IS SUBMITTED FOR VARIANCES TO PARKING COUNTS, SIGNAGE SQUARE FOOTAGE AND TRAFFIC FLOW THROUGH PARKING PER BCZR SEC. 409.4.
- THERE ARE NO COMMERCIAL FIRE RESISTANT STRUCTURES WITHIN 100' OF PROPERTY LINES.
- FAR ALLOWED = 1.456 ACRES x 2.71 AC FAR PROVIDED = 1.0686 AC
- OPEN SPACE LANDSCAPED AREAS SUBTOTALLED:

| | |
|------------------------|----------------------|
| 1. AREA 1 = 7,748 S.F. | 2. AREA 2 = 908 S.F. |
| 3. AREA 3 = 436 S.F. | 4. AREA 4 = 605 S.F. |
| 5. AREA 5 = 344 S.F. | 6. AREA 6 = 344 S.F. |
| 7. AREA 7 = 144 S.F. | 8. AREA 8 = 356 S.F. |
| 9. AREA 9 = 520 S.F. | |

 TOTAL OPEN SPACE LANDSCAPED AREA = 11,405 S.F.
- NO SIGNAGE SHALL BE INSTALLED OVER 25' IN HEIGHT.
- SHOULD LEASING AGREEMENT PERTAINING TO PARCEL A BE DISCONTINUED ALL REQUIREMENTS OF BALTIMORE COUNTY ZONING AND SUBDIVISION REGULATIONS SHALL APPLY.
- ELECTION DISTRICT 13, TAX MAP 108, PARCEL A = 453, PARCEL B = 452.
- ZONING: BL - CCC
- OFF-STREET PARKING COUNT:
 - PROPOSED USE = McDONALD'S RESTAURANT
 - BUILDING SF = 2,664 (1ST FLOOR = 2,669 SF, BASEMENT STORAGE = 995 S.F.)
 - 20 CARS PER 1,000 BUILDING SF = 151 FLOOR = 53.38 OR 54 REQUIRED
 - 42 SPACES PROVIDED INCLUDING 2 HANDICAP.
 - 1 DRIVE THRU TRANSACTION STATION = 8 STACKING SPACES PROVIDED NOT INCLUDING TRANSACTION SPACE.
- LANDSCAPING APPROX. 720 L.F. ROAD FRONTAGE = 720 ÷ 20 = 36 TREES PROVIDED
- TOTAL SITE AREA = PARCEL A 0.655 AC. PROPERTY OWNER - RAYMOND F. WITMER, PARCEL B ULTIMATELY 0.253 AC. PROPERTY OWNER - WALTER A. DAVIS, JR. TOTAL ULTIMATELY 0.908 AC.
 - 40' FROM ROAD CENTER LINE = BUILDING SETBACK
 - 10' FROM RIGHT-OF-WAY LINE = PLANTING SETBACK
 - 8' FROM RIGHT-OF-WAY LINE = PLANTING SETBACK
 - DRIVE-THRU SIGN - 15.50 S.F. x 2 SIDES x 1 QUA. = 31 S.F.
 - MENU BOARD - 40 S.F. x 1 SIDE x 1 QUA. = 40 S.F.
 - 70-50 I.D. ROAD SIGN - 54.50 S.F. x 2 SIDES x 1 QUA. = 109 S.F.
 - TOTAL SIGN S.F. = 180 S.F.
- TOTAL AREA DISTURBED BY NEW CONSTRUCTION = 1.07 AC. = 46,609.2 S.F.

LEGEND

- | | |
|---------------------------------------|---|
| --- EXISTING CONTOUR LINE | --- EXISTING CURB & GUTTER |
| • SPOT ELEVATION | --- CENTERLINE OF EXISTING PAVING |
| --- UTILITY POLE | --- RIGHT-OF-WAY LINE |
| --- SIGN - STREET, SPEED LIMIT, etc. | --- SEWER LINE |
| --- WATER LINE | --- 40' BUILDING SETBACK LINE FROM ROAD |
| --- GAS LINE | --- 10' PARKING SETBACK LINE |
| --- STORM DRAIN | --- 8' PLANTING STRIP |
| --- UTILITY LINE, TELEPHONE, ELECTRIC | ○ LIGHT |
| --- MANHOLE | ○ PARKING COUNT NUMBER |
| --- WATER VALVE | ○ OPEN SPACE LANDSCAPED AREA NUMBER |
| --- EXISTING TREE | |



Albert J. Flora
72461/775
7/14/90

GENERAL NOTES:

- McDonald's Food Sign and Base are by the Sign Contractor. Conduit and Wiring are by the General Contractor.
- Bases, Anchor Bolts, Conduit, and Wiring for All Other Signs are by the General Contractor.
- 3/4" Empty Conduit to Locations Shown at the Lot Perimeter for Lot Lighting is by the General Contractor. Lighting Fixtures, Bases, Poles, Conduit, and Wiring are by the Owner/Operator.
- Bases for Flagpoles are by the General Contractor. Anchor Bolts are by the Flagpole Supplier.
- Proposed Utilities are Shown in Schematic Only. Exact Locations shall be Field Determined to Allow for the Most Economical Installation.
- The Contractor shall Coordinate with All Utility Companies to Determine Exact Point of Service Connection at Existing Utility. Refer to the Building Electrical and Plumbing Drawings for Utility Service Entrance Locations, Sizes, and Circuiting.
- All Elevations Shown are in Reference to the Benchmark and must be Verified by the General Contractor At Groundbreak.
- Finish Walk and Curb Elevations shall be 6" Above Finish Pavement.
- All Landscape Areas shall be Rough Graded to 6" Below Top of All Walks and Curbs. Finish Grading, Landscaping, and Sprinkler Systems are by the Owner/Operator.

PAVING SPECIFICATION:

(Minimum 3" Total Compacted Asphalt Thickness.)

- 1" BITUMINOUS WEARING COURSE, ID-2
 - 3" BITUMINOUS BASE COURSE, ID-2
 - 10" CRUSHED AGGREGATE SUBBASE, CR-6
- PAVEMENT STRIPING SHALL BE IN ACCORDANCE WITH BCZR SECTION 409.8.

Note: McDonald's Engineer Reserves The Right To Request A Compaction Test And/Or A Core Sample If Tests Prove Correct. Per Above Specifications, Tests Will Be At The Expense Of McDonald's. Otherwise, G.C. Will Be Charged.

LOT LIGHTING RECOMMENDATION:

- 4.0 FOOT CANDLES AVERAGE MAINTAINED ILLUMINATION FIXTURE, 400HPS, MODEL NO. STM-4-400-HPS-DC, AS MANUFACTURED BY L.S.I.
- MOUNTING HEIGHT 20'

Note: Electrical Contractor To Circuit Lot Lighting As Noted.

PARKING INFORMATION:

| Total Spaces: | (HDCP) 2 | Spaces | 8 x 5 x 8 | @ 90° |
|---------------|----------|--------|------------|-------|
| ON SITE | 40 | Spaces | 8 1/2 x 18 | @ 90° |
| PROVIDED | 42 | Spaces | x | @ |
| | | Spaces | x | @ |

UTILITY INFORMATION:

| Size: | Type: | Location: |
|----------------|--|-----------|
| Sanitary Sewer | 8" (ORIGINAL SULPHUR SPRING RD.) | |
| Water | 12" (RELOCATED SULPHUR SPRING RD.) | |
| Storm Sewer | 15" (RELOCATED SULPHUR SPRING RD.) | |
| Electric | INTERSECTION - RELOCATED SULPHUR SPRING ROAD | |
| Gas | OVERHEAD (ORIGINAL SULPHUR SPRING RD.) | |
| | 10" STEEL (ORIGINAL SULPHUR SPRING RD.) | |

SURVEY INFORMATION:

Prepared By: THE RBA GROUP
5560 STERRETT PLACE, SUITE 300
COLUMBIA, MD. 21044
Dated: FEBRUARY 2/26/90

90-478-A #349
MAR 2 9 1990

PLAN SCALE: 1" = 20'

STREET ADDRESS:

PARCEL A 1407, 1413, 1415 SULPHUR SPRING ROAD
PARCEL B 1407 SULPHUR SPRING ROAD

CITY: ARBUTUS STATE: MARYLAND

COUNTY: BALTIMORE

VARIANCE SITE PLAN

| PLAN APPROVALS: | Signature: | Date: |
|-----------------|------------|-------|
| Regional Mgr. | | |
| Const. Mgr. | | |
| Operations | | |
| Contractor | | |
| Owner | | |

McDonald's

| PLAN STATUS: | Date: | By: | Description |
|--------------|-------|-----|------------------|
| 5 | | | Preliminary Draw |
| 6 | | | Revisions |
| 7 | | | |
| 8 | | | |
| 9 | | | |

REGIONAL DWG. NO.:

CORPORATE DWG. NO.:

SP- 1